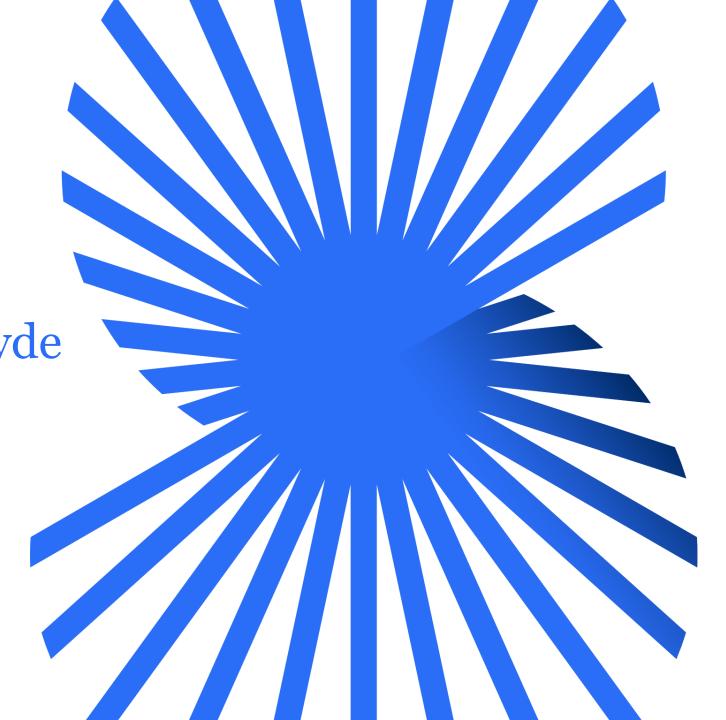


Triniti South, North Ryde

BTR SSDA IPC Applicant Meeting

11th June 2025



Agenda

- **01** Design Evolution
- **02** Tenacity Planning Principles View
- 03 Lighting Design & Security
- **04** Tree Protection
- 05 Traffic & Car Parking
- 06 GFA
- **07** Previous DAs
- **08** Recommended Conditions of Consent





01 – Design

Macquarie Park Urban Design Framework



November 2024

5.5.3 Neighbourhoods 7 -Narrami Badu-Gumada

Narromi Badu-Gumada will remain a secondary employment zone for the Precinct, providing a diversity of non-residential uses. As has been described, this is a significantly constrained neighbourhood, with bushfire risks, swathes of ecologically important land and accessibility issues (1). This limits the extent of available residential land.

Residential uses are proposed to be introduced alongside facilitating local open space(s), clustered along the western side of the precinct nearest the Metro and away from the constraints zone (2). These will join a build-to-rent proposal within the precinct (3) in extending the residential area around North Ryde Metro into Narrami Badu-Gumada.







Massing & View



Preliminary site testing



Massing





SSDA (As Lodged)

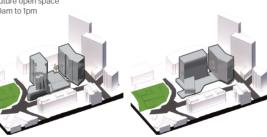
Maximizes building efficiency



Refined SSDA

Maximizes building efficiency

Provides 4 hours solar access to 50% future open space from 10am to 2pm



Option 1



Maximizes building efficiency



Option 3

Option 2 Alternate Massing A Alternate Massing B Alternate Massing C Maximizes Yield 508 Apartments 508 Apartments 508 Apartments 510 Apartments 508 Apartments Amenity Solar Access 4 hours solar access Future Park Up to 4 hours solar access between 9am to 4 hours solar access between 9am to 1pm 4 hours solar access 4 hours solar access between 10am to 2pm at mid-winter 1pm at mid-winter possible with slight form at mid-winter between 10am to 2pm at mid-winter between 10am to 2pm at mid-winter adjustment Communal Open Space Maximizes solar access to podium CoS Maximizes solar access to podium CoS Maximizes solar access to podium CoS Re-distributes communal open space for better solar Maximizes solar access to podium CoS Buildings 73% Solar access Capacity to achieve 70% solar access Reduced solar access with increased 70% Solar access Reduced solar access with increased num-14% No sun apartments Improved separation between buildings number of south facing apartments 11% No sun apartments ber of south facing apartments Improved solar access to adjacent context Limits solar access to adjacent context Adjacent Context Reduced cross ventilation Cross Ventilation 9% units require performance solution to Capacity to achieve 60% cross ventilation Through apartments required 11% units require performance solution to achieve 60% achieve 60% Views & Outlook Orientation limits outlook to cemetery Orientation limits outlook to cemetery Outlook reduced due to proximity Maximizes views and orientation Outlook reduced due to proximity between between towers Limits outlook towards cemetery towers Deep Soil 7% 7% 7% Maximizes ADG Deep soil to 16% Urban Context Bulk, Massing & Streetwalls Bulk and massing with greater opening to Minor changes to bulk and mass No change to bulk and massing along No change to bulk and massing along Rennie Street. No change to bulk and massing along the sky Rennie Street. Bulk and massing distributed along New Link Road and Rennie Street. Rivett Road Reduced bulk to Rivett Road Reduced bulk to Rivett Road Low rise provides a defined 4 storey street- Low rise provides a defined 4 storey street- No defined street wall to New Link Road 8 storey street wall to New Link Road with setback 9th No defined street wall to New Link Road wall to New Link Road wall to New Link Road with low rise located to Rivett Road storey responds to existing 7 storey commercial streetwal with low rise located to Rivett Road Public Domain North - South plaza North - South plaza East - West plaza North-South plaza East - West plaza Street Level Experience Walkable grades possible **Building Efficiency**

Massing

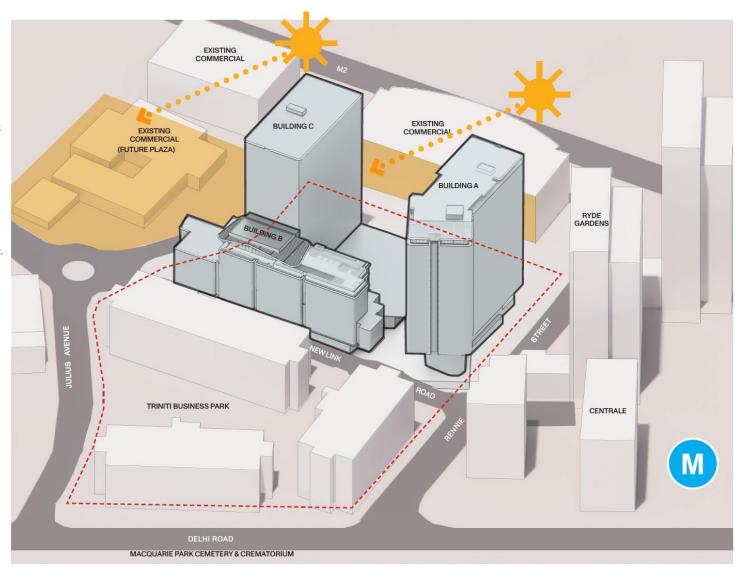


Increased amenity to adjacent context

The location for the two towers provide greater amenity to the adjacent site to the south west with improved solar access, providing flexibility for future mixed use intensification.

The scheme's massing provides the future park proposed in the Macquarie Park Innovation Precinct Strategy (MPPPS) with 4 hours solar access to a minimum 50% area between 10am to 2pm, consistent with the requirements of the MPPPS.

The site's location to the west of Ryde Gardens means that it provides no overshadowing impacts to the existing residential development.



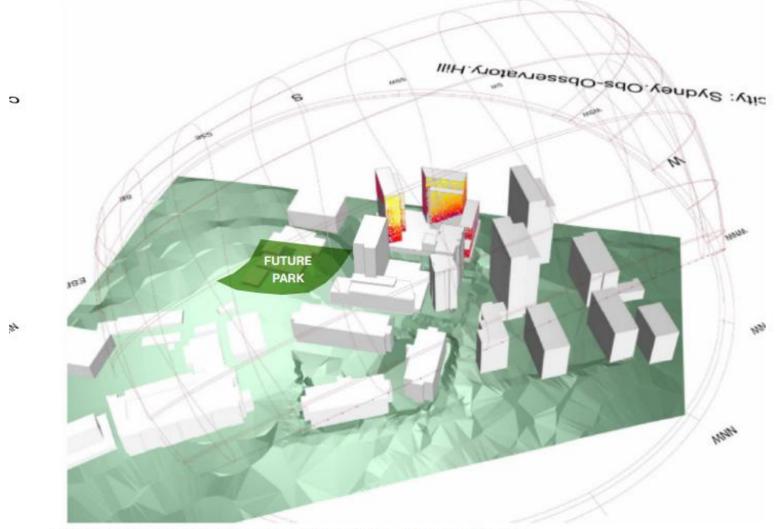


Massing

Proposed RtS Scheme



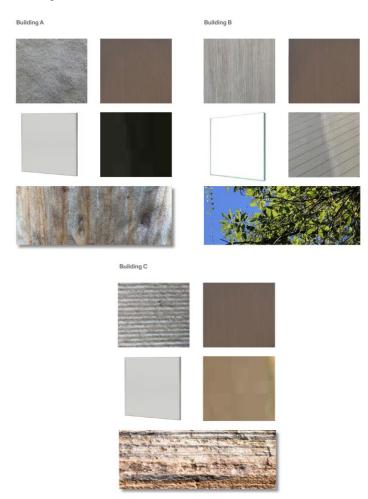
Solar Access to Potential Development Context on Adjacent Southern Context (Goodman Site) at Mid-Winter



70% of the primary facades (North, East & West) receive 2 hours direct sunlight between 9am to 3pm at mid-winter



SSDA As Lodged Scheme



Proposed RTS Scheme





SSDA (As lodged)



Proposed RtS Scheme





SSDA As Lodged Scheme



Proposed RTS Scheme





Corner New Link Road & Rennie Street



SSDA (As lodged) Proposed RtS Scheme

New Link Road



Artist impressions are indicative only and subject to further detail

Corner New Link Road & Rivett Road



SSDA (As lodged) Proposed RtS Scheme

New Link Road



Proposed RtS Scheme

Nominated Architect Koichi Takada NSW Architect 6901 VIC Architect 16179 QLD Architect 5590



SSDA As Lodged Scheme

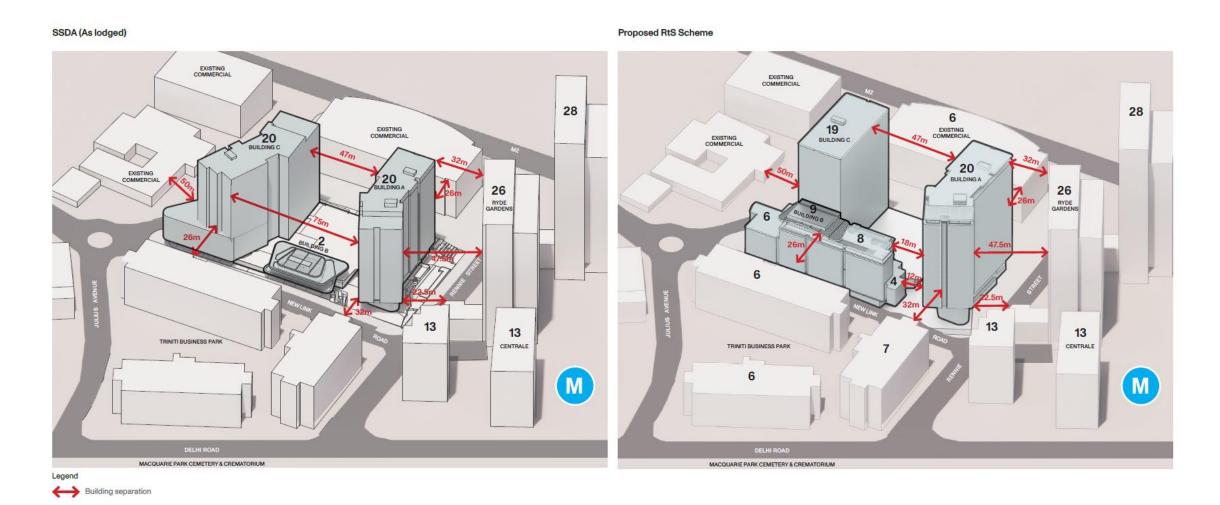


Proposed RTS Scheme



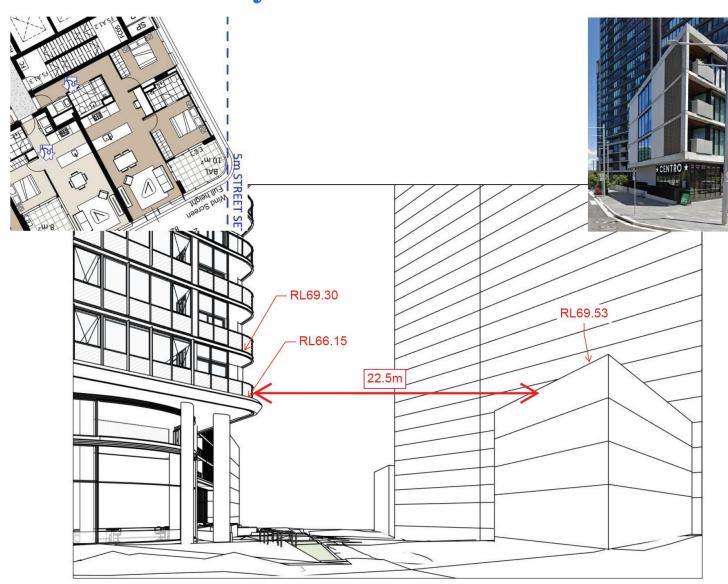
Visual Privacy





Visual Privacy





Objective 3F-1

Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of

Design criteria

Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows:

Building height	Habitable rooms and balconies	Non- habitable rooms
up to 12m (4 storeys)	6m	3m
up to 25m (5-8 storeys)	9m	4.5m
over 25m (9+ storeys)	12m	6m

Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room (see figure 3F.2)

> Gallery access circulation should be treated as habitable space when measuring privacy separation distances between neighbouring properties



02 – Tenacity Planning Principles - View



03 – Lighting Design & Security

Lighting Design Principles



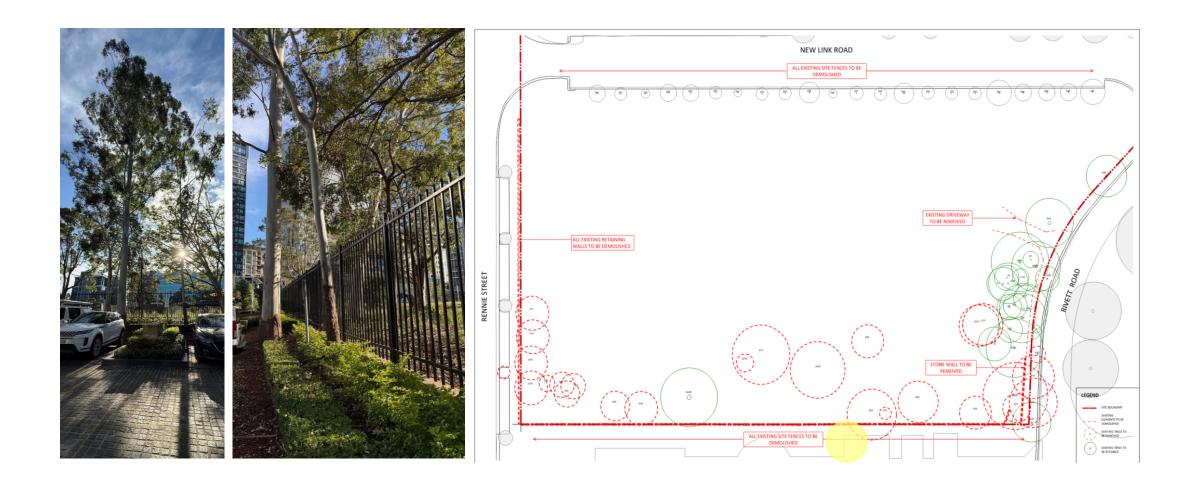




04 –Tree Protection

Tree Protection





Tree Protection







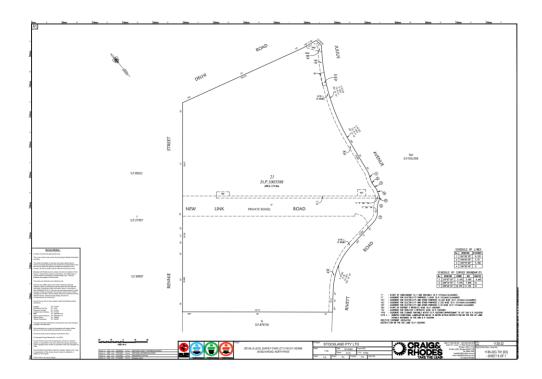
05 - GFA

GFA



Triniti GFA

Stage 1 & 2 Total Site Area	27,041m²
Permissible FSR	3:1
Maximum GFA Allowable	82,230m²
Proposed Total Site GFA	72,235m²



Clause 6.9

6.9 Development in Macquarie Park Corridor

- (1) The objective of this clause is to encourage additional commercial development in Macquarie Park Corridor co-ordinated with an adequate access network and recreation areas.
- (2) This clause applies to land in Macquarie Park Corridor, identified as "Precinct 01—Macquarie Park" on the Macquarie Park Corridor Precinct Map.
- (3) The consent authority may approve development with a height and floor space ratio that does not exceed the increased building height and floor space ratio identified on the Macquarie Park Corridor Precinct Incentive Height of Buildings Map and the Macquarie Park Corridor Precinct Incentive Floor Space Ratio Map, but only if the consent authority is satisfied that—
 - (a) there will be adequate provision for recreation areas and an access network, and
 - (b) the configuration and location of the recreation areas will be appropriate for the recreational purposes of the precinct, and
 - (c) the configuration and location of the access network will allow a suitable level of connectivity within the precinct.



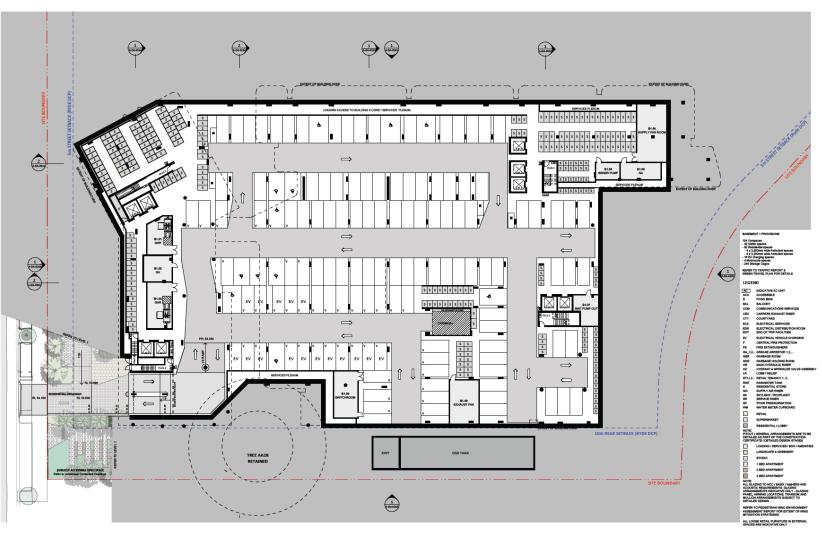
06 – Traffic and Car Parking

Basement Car Parking



Carparking

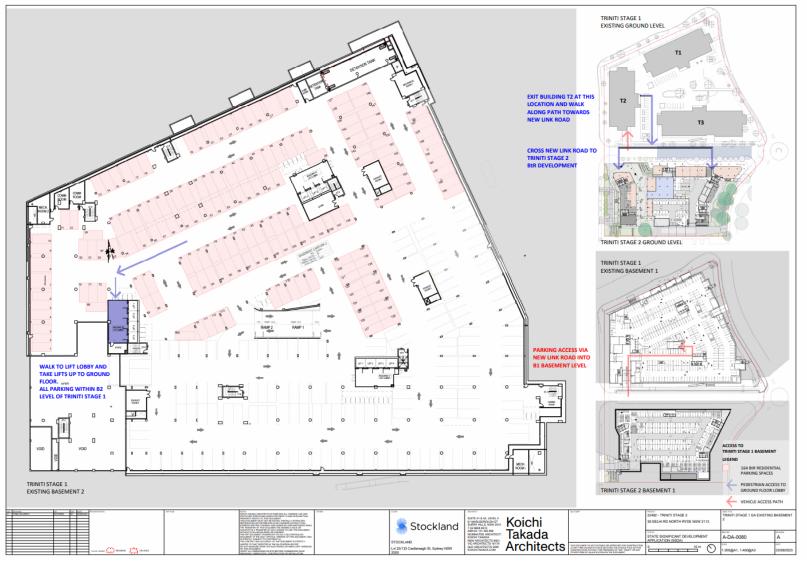
- Construction of 155 new car parking spaces:
 - 92 residential spaces
 - 42 visitor spaces
 - 16 retail spaces
 - 5 car share spaces
- The proposal seeks to use 164 existing car parking spaces within the Triniti Business Park development as residential spaces.



Triniti South - Basement 1

Basement Car Parking





Triniti North - Basement 2



07 – Previous DAs

Triniti Stage 1 (2003)



DA383/2003

Overview

Zoning: Industrial Special

FSR: 1.1:1

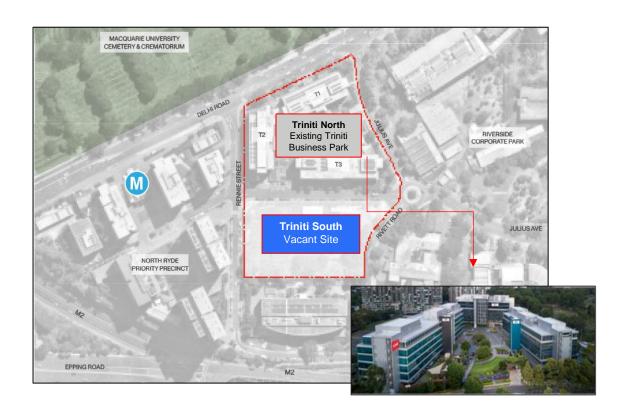
GFA: 30,151m²

Description: Construction and operation of three commercial office buildings, basement carparking for 995 vehicles and a café.

Refer to Figure 2 – Triniti Business Park.

Approved: 3 May 2004

Development has been constructed and is operational.



Triniti Lighthouse 2007



DA950/2007

Overview

Land Use: Commercial

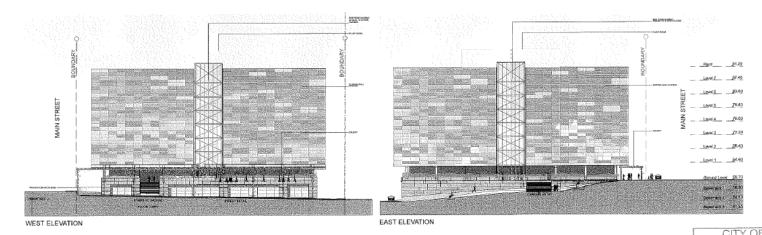
FSR: 2:1

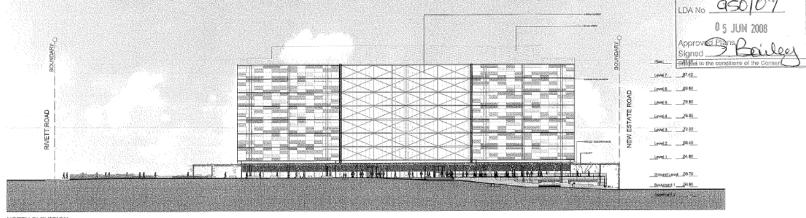
GFA: 27,889m²

Description: Construction and operation of two commercial/ retail buildings. The approved development comprises three levels of basement carparking for 550 parking spaces, 30,098m² of retail and commercial floor space, including a gymnasium and café on the ground floor, with seven storeys of office space above, and an atrium linking the two buildings.

Approved: 5 June 2008

Applicant will surrender DA950/2007 following approval of this application.

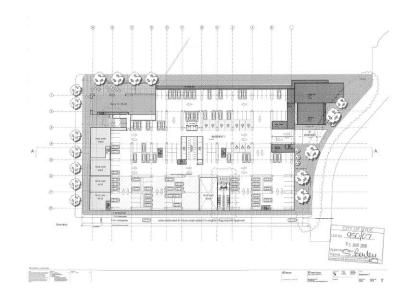


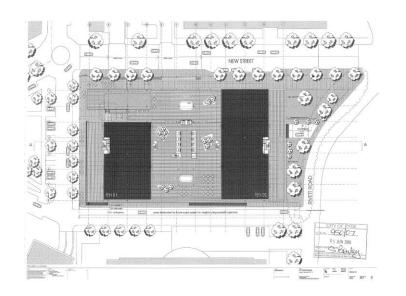


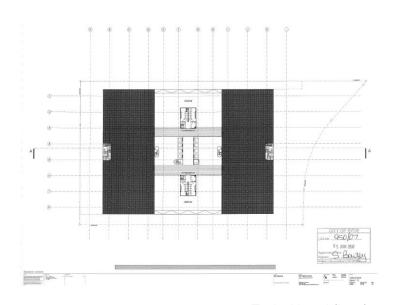
NORTH ELEVATION

Triniti Lighthouse 2007

DA950/2007







Basement 1 (Carparking on B3-B1)

Ground Floor

Typical Level (L1-7)



08 – RecommendedConditions of Consent

Stockland Corporation Limited ACN 000 181 733

Stockland Trust Management Limited ACN 001 900 741; AFSL 241190

As a responsible entity for Stockland Trust ARSN 092 897 348 25th Floor, 133 Castlereagh Street SYDNEY NSW 2000

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